058.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,100 / 745,100
					USE VALUE:	745,100 / 745,100
					ASSESSED:	745,100 / 745,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCDONNELL ANDREW V & RACHEL P	
Owner 2:		
Owner 3:		
Street 1:	30 BOW ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CARNELL MARYLYNN E -
Owner 2:	-
Street 1:	30 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,603 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5603.000	333,400		411,700	745,100
Total Card	0.129	333,400		411,700	745,100
Total Parcel	0.129	333,400		411,700	745,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.31 | /Parcel: 376.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 38453

GIS Ref

GIS Ref

Insp Date 02/26/09

PREVIOUS ASSESSMENT

Parcel ID 058.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	333,600	0	5,603.	411,700	745,300	745,300	Year End Roll	12/18/2019
2019	101	FV	254,900	0	5,603.	405,800	660,700	660,700	Year End Roll	1/3/2019
2018	101	FV	254,900	0	5,603.	311,700	566,600	566,600	Year End Roll	12/20/2017
2017	101	FV	254,900	0	5,603.	294,000	548,900	548,900	Year End Roll	1/3/2017
2016	101	FV	254,900	0	5,603.	270,500	525,400	525,400	Year End	1/4/2016
2015	101	FV	247,100	0	5,603.	252,900	500,000	500,000	Year End Roll	12/11/2014
2014	101	FV	247,100	0	5,603.	232,900	480,000	480,000	Year End Roll	12/16/2013
2013	101	FV	247,100	0	5,603.	232,900	480,000	480,000		12/13/2012

!4970!

PRINT

Date	Time
12/10/20	19:55:43

LAST REV

Date	Time
07/27/20	13:25:02
danam	
4970	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNELL MARYLYN	62547-62		8/29/2013		570,000	No	No		
	9313-292		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2020	453	Solar Pa	11,704	C				
3/6/2015	214	Wood Dec	20,000					Build new open dec
11/15/2013	1677	Re-Roof	7,650	C				
11/12/2013	1664	Manual	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
1/31/2014	Info Fm Prmt	EMK	Ellen K
1/31/2014	Info Fm Prmt	EMK	Ellen K
2/26/2009	Measured	372	PATRIOT
2/1/2000	Inspected	277	PATRIOT
1/10/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38453
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5603		Sq. Ft.	Site		0	70.	1.05	6									411,664						411,700	

Total AC/HA: 0.12863 | Total SF/SM: 5603 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 411,664 | Spl Credit | Total: 411,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31287873
Const Adj.:	0.97757620
Adj $ / SQ:	160.430
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409603
Depreciation:	76186
Depreciated Total:	333417

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 1					HB 1		

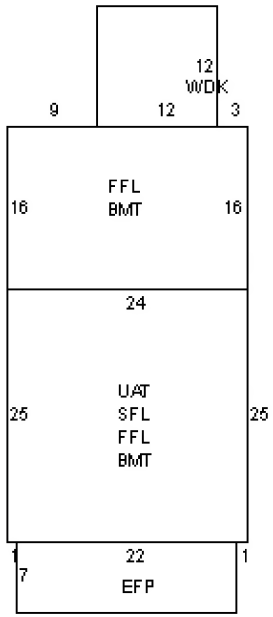
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.43
Special Features:	0	Val/Su Net:	110.54
Final Total:	333400	Val/Su SzAd	210.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	55.950	55,055
FFL	First Floor	984	160.430	157,863
SFL	Second Floor	600	160.430	96,258
EFP	Enclos Porch	154	43.900	6,760
UAT	Upper Attic	150	112.300	16,845
WDK	Deck	144	12.650	1,822

Net Sketched Area:	3,016			Total:	334,603
Size Ad	1584	Gross Are	3466	FinArea	1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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